

**ARTICLE II
GENERAL REQUIREMENTS**

§61-201. General.

A. The owner shall keep and maintain the premises in compliance with these requirements, except as otherwise provided for in this Section.

B. The owner shall keep and maintain the premises at all times in good repair and structurally sound.

C. A person shall not occupy as owner-occupant or permit another person to occupy premises which is not in a clean, safe, and sanitary condition or which does not comply with the requirements of this Section.

§61-202. Vacant Land. The owner shall keep and maintain all vacant land in a clean, safe, secure, and sanitary condition so as not to cause pose a threat to the public health, safety, or welfare.

§61-203. Sanitation.

A. The owner shall keep and maintain the premises in a clean, safe, and sanitary condition, free from any accumulation of rubbish, junk, or garbage.

B. Occupants shall keep that part of the premises which they occupy or control in a clean, safe, and sanitary condition, free from any accumulation of rubbish, junk, or garbage.

C. The occupant of a premises producing garbage or rubbish shall obtain, and at all times use approved, leak proof containers provided with closefitting covers for the storage of such materials until removed from the premises for disposal.

§61-204. Grading and Drainage. The owner shall grade and maintain the premises so as to prevent erosion of soil, and the accumulation of stagnant water on the premises or within any structure located thereon. Exception: Approved retention areas and reservoirs.

§61-205. Grass, Weeds, Leaves, and Other Yard Debris.

A. The owner shall keep and maintain the premises free from weeds or plant growth in excess of eight (8) inches in height. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

B. Occupants shall keep that part of the premises which they occupy or control free from weeds or plant growth in excess of eight (8) inches in height. All noxious weeds shall be prohibited.

C. Upon failure of the owner and/or occupant to comply with a notice of violation, council may direct and authorize any duly authorized employee of the Borough or contractor hired by council to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or occupant responsible for the property.

D. It shall be unlawful for any person to push, shovel or otherwise deposit grass clippings, weeds, leaves, or other yard debris or waste produced in conjunction with yard maintenance or gardening onto the streets, alleys, drainage ditches, culverts, pipes, or other public facilities in the Borough's rights-of-way. Owners and occupants are responsible to ensure that all persons hired to cut their grass or maintain their yard abide by this Section. Any grass or waste which is caused to enter the Borough's rights-of-way shall be immediately removed by the owner or tenant; there is no "grace period" within which to remove such clippings, leaves or other debris from the Borough's rights-of-way.

§61-206. **Pest Control.** The owner shall keep and maintain the premises free from insect, rat, vermin and other pest harborage and/or infestation. Where pests are found, the owner shall have them promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, the owner shall take proper precautions to eliminate pest harborage and prevent re-infestation.

§61-207. **Sidewalks, Driveways, and Similar Areas.**

A. All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

B. **Snow Removal.** All owners and/or occupants shall remove or cause to be removed all snow and ice accumulations from public sidewalks located on their premises within 24 hours after the snowfall or ice storm ceases, or after ice formed on the sidewalk. No person shall deposit or cause to be deposited any snow, ice, hail, sleet or other winter precipitation upon any plowed or treated portion of a Borough street, road or alley.